



MEMORANDUM

City of Watertown Planning Office

245 Washington Street, Room 304

Watertown, New York 13601

315-785-7730

Fax: 315-782-9014

TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator **KAM**

SUBJECT: Zone Change Request – 1500 Block of Washington Street

DATE: March 30, 2011

Request: To change the approved zoning classification of a 13.618 acre portion of Parcel Number 13-23-101 from Residence A to Commercial and to designate a 2.485 acre non zoned portion of Parcel Number 13-23-102.1, Commercial.

Applicant: Patrick J. Scordo, P.E. of GYMO, P.C. on behalf of Samaritan Medical Center.

Property Owner: Watertown City School District and the City of Watertown.

SEQRA: Unlisted Action.

County Planning Board review required: Yes.

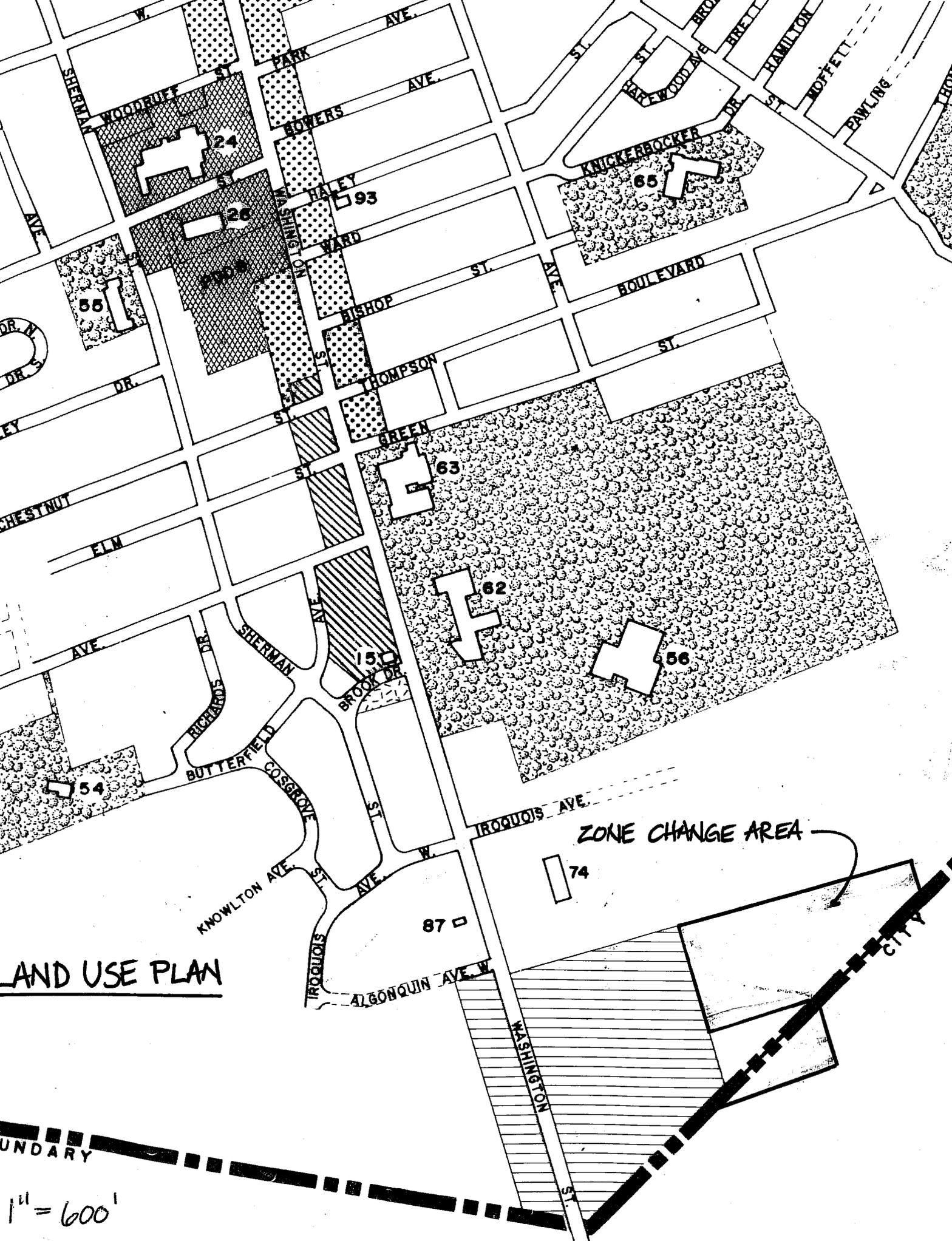
Comments: The proposed zone change is being requested per the attached documents and consists of a portion of Parcel 13-23-101 and a portion of Parcel 13-23-102.1. The portion of Parcel 13-23-101 is the same property that the applicant has requested subdivision approval for from the Planning Board. Parcel Number 13-23-102.1 is currently owned by the City. A portion of this property was previously located outside of the City boundary and has only been recently annexed which is why it is currently not zoned.

The proposed zone change is being requested for the future development of Samaritan Senior Village, a 288 bed senior living facility. The facility will consist of a three story, 120 unit assisted living wing and a four story, 168 unit skilled care wing. The development will also include related site work, utilities, roads, parking and landscaping. The applicant has included a conceptual site development plan as part of the application to allow the Planning Board an opportunity to review the proposed plan and make comments and suggestions on it prior to the formal site plan submission.

A copy of the Land Use Plan is attached. The plan calls for low density residential land use in this area although the area directly to the west of the subject properties is designated for commercial land use.

cc: Planning Board Members
City Council Members
Robert J. Slye, City Attorney

Justin Wood, Civil Engineer II
Patrick J. Scordo, P.E., GYMO, P.C.



LAND USE PLAN

BOUNDARY

1" = 600'

ZONE CHANGE AREA

CITY

SHERMAN WOODRUFF ST

PARK AVE

BOWERS AVE

HALEY ST

WARD ST

BISHOP ST

THOMPSON ST

GREEN ST

150

54

56

62

63

65

74

87

93

KNICKERBOCKER BLVD

BOULEVARD

FACEWOOD AVE

BRETT ST

HAMILTON ST

MOFFETT ST

PAULING ST

CHESTNUT DR

FLM AVE

AVE

SHERMAN AVE

BUTTERFIELD DR

COLEGROVE ST

KNOWLTON AVE

BROOK DR

ST

ST

ST

ST

ST

ST

ST

ST

ST

IROQUOIS AVE

ALGONQUIN AVE W

WASHINGTON ST

LAND USE OBJECTIVES

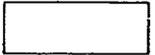
THIS PLAN ESTABLISHES BASIC LAND USE OBJECTIVES OF THE CITY OF WATERTOWN. THE LAND USE PATTERNS AND FUNCTIONS SHOWN ON THE PLAN SHOULD BE PROTECTED AND PROMOTED THROUGH THE ZONING ORDINANCE AND OTHER LAND USE AND DEVELOPMENT CONTROLS.



CITY CENTER: HIGH DENSITY CONCENTRATION OF SHOPPING, SERVICE, OFFICE, CULTURAL, RESIDENTIAL, AND RELATED USES APPROPRIATE AND NECESSARY TO SERVE THE COMMUNITY AND REGION. PROMOTES RETAIL AND FOOD SERVICE USES ON GROUND FLOOR WITH OTHER SERVICE, OFFICE AND RESIDENTIAL USES IN UPPER FLOORS.



PUBLIC AND INSTITUTIONAL SERVICES INCLUDING PARK AND OTHER OPEN SPACE: ADMINISTRATIVE, EDUCATIONAL, RELIGIOUS, RECREATIONAL, CULTURAL, AND RELATED SERVICE FACILITIES. SUCH USES ARE DETERMINED BY GOVERNMENT AND OTHER SPONSORS, MAY GENERALLY BE LOCATED IN ANY OTHER LAND USE AREAS, AND ARE SUBJECT TO EXPANSION, MODIFICATION, AND REMOVAL AS THE NEED FOR SERVICES CHANGES. SEE LIST: SMALLER FACILITIES ARE IDENTIFIED ONLY BY NUMBER.



LOW DENSITY RESIDENTIAL: PREDOMINANT USE FOR ONE-FAMILY DWELLINGS.



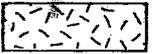
MEDIUM DENSITY RESIDENTIAL: SUBSTANTIAL USE FOR ONE- AND TWO-FAMILY DWELLINGS.



HIGH DENSITY RESIDENTIAL: CONCENTRATIONS OF MULTI-FAMILY DWELLINGS, MAY HAVE OTHER DWELLINGS.



COMMERCIAL: CONCENTRATIONS OF SHOPPING, SERVICE, AND RELATED USES SERVING THE NEIGHBORHOOD, COMMUNITY, OR REGION, AND COMPATIBLE WITH THE LOCATION.



LIMITED OFFICE: NEW CONSTRUCTION AND CONVERSION OF RESIDENTIAL STRUCTURES TO OFFICE AND MIXED (OFFICE PLUS APARTMENT) USE, EXCLUDING RETAIL USE.



OFFICE/BUSINESS: PREDOMINANT USE FOR OFFICES AND NON-RETAIL BUSINESSES.



NEIGHBORHOOD BUSINESS: HIGH DENSITY CONCENTRATION OF LOCAL SHOPPING, SERVICE AND OFFICE USES TO SERVE IMMEDIATE NEIGHBORHOODS.



HEALTH SERVICES: PREDOMINANT USE FOR HOSPITAL WITH ACCESSORY USES - MEDICAL OFFICES, INTERMEDIATE AND LONG-TERM CARE FACILITIES AND DIRECT SUPPORT SERVICES.



RIVERFRONT DEVELOPMENT: RECOGNIZES AND PROMOTES THE BLACK RIVER AS AN AMENITY WHICH CAN SPUR DEVELOPMENT OF ADJOINING OLDER AREAS OF THE CITY. REDEVELOPMENT WILL COMBINE ADAPTIVE RE-USE OF HISTORIC BUILDINGS AND NEW CONSTRUCTION TO UTILIZE THE RIVERFRONT TO ITS FULLEST POTENTIAL. LAND USES WILL INCLUDE A MIX OF RESIDENTIAL, COMMERCIAL AND PARK AND RECREATIONAL USES.



INDUSTRY: PERMITTED MANUFACTURING AND OTHER INDUSTRIAL USES.

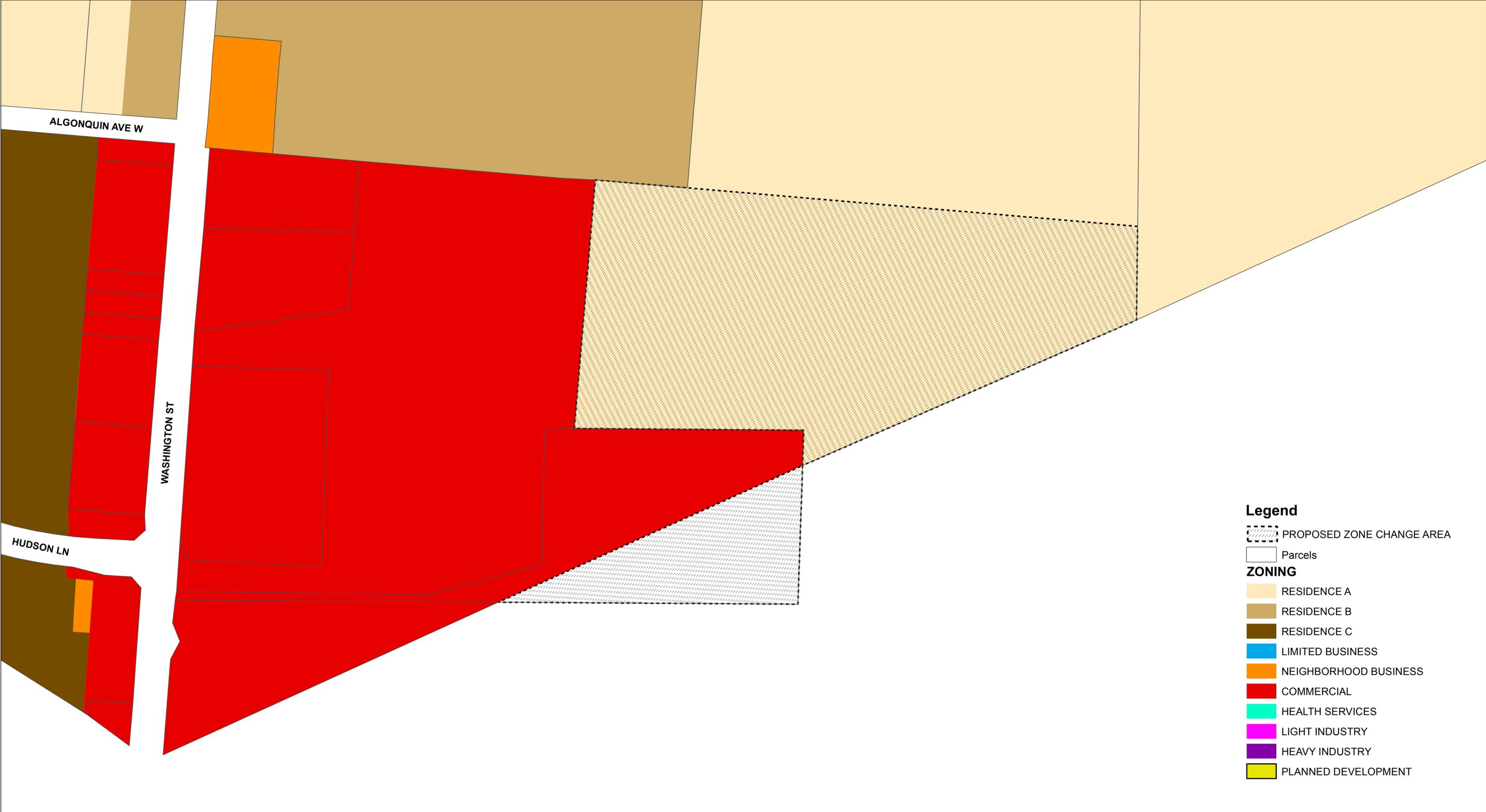


DRAINAGE MANAGEMENT AREAS: PORTIONS OF VACANT AREAS MAY HAVE SOME DEVELOPMENT LIMITATIONS TO MAINTAIN DRAINAGE CAPACITY.



MAJOR HIGHWAY SYSTEM IMPROVEMENT.

PROPOSED ZONE CHANGE
1500 BLOCK of WASHINGTON ST.,
A PORTION OF PARCELS NUMBER 13-23-101.000 and 13-23-102.100
RESIDENCE A and NON-ZONED AREA to COMMERCIAL



- Legend**
-  PROPOSED ZONE CHANGE AREA
 -  Parcels
- ZONING**
-  RESIDENCE A
 -  RESIDENCE B
 -  RESIDENCE C
 -  LIMITED BUSINESS
 -  NEIGHBORHOOD BUSINESS
 -  COMMERCIAL
 -  HEALTH SERVICES
 -  LIGHT INDUSTRY
 -  HEAVY INDUSTRY
 -  PLANNED DEVELOPMENT

0 200 400 Feet